



## Manor Road, Durley, Southampton, Hampshire, SO32

Guide Price: £685,000 Freehold

A beautifully presented detached house offering versatile accommodation in a popular village location.

Main bedroom with en suite shower room, two further bedrooms, loft room with en suite shower room, family bathroom, kitchen/living room with dining area, study, utility, storage room, garden and parking.

EPC Rating: "D" (65).

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## DESCRIPTION

The property is a beautifully presented, detached home with brick elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan but of particular note is the tremendous open-plan reception space with a sitting area and a bay window overlooking the rear garden, dining area with bi-folding doors leading out to a terrace, a traditional style kitchen and a wood-burner. There are two rooms to the front of the house, both of which are large enough to accommodate double beds and a main bedroom suite to the rear. On the first floor there is an office or loft room, which is currently being used as a bedroom with its own ensuite shower room. Outside, the house is approached by a gravel drive with ample parking. The garden is to the rear and can be accessed either through the house or by a side gate. Immediately adjoining the rear of the house is a paved terrace; the perfect spot for outside entertaining during the summer months. A viewing is strongly recommended to fully appreciate the space and care and attention which the current owners have put into creating this fabulous family home.



## LOCATION

The property is on the fringes of the popular village of Durley where there are a couple of pubs, pre-school, primary school and church. Further amenities can be found in the historic market town of Bishop's Waltham, approximately 1.8 miles to the north-east where there are a variety of shops, pubs and restaurants. Winchester lies 10 miles to the north where there is a train station providing a direct line up to London Waterloo in approximately one hour. Schools in the area include Winchester College, St. Swithun's School, Twyford Prep School, Peter Symonds College and Swanmore College.

## LOCAL AUTHORITY

Winchester City Council. Band E.

## DIRECTIONS

From Winchester, proceed south along the B3335 through the village of Twyford and Colden Common. Immediately after passing Fishers Pond on your left, turn left onto the B2177 towards Bishops Waltham and proceed for a further 2.6 miles. After passing The Alma pub on your right, take the next turning on the right down Sciviers Lane. Proceed to the end of the lane and on reaching a crossroads, continue straight on into Manor Road. The property is situated after approximately 200 metres on your left-hand side.

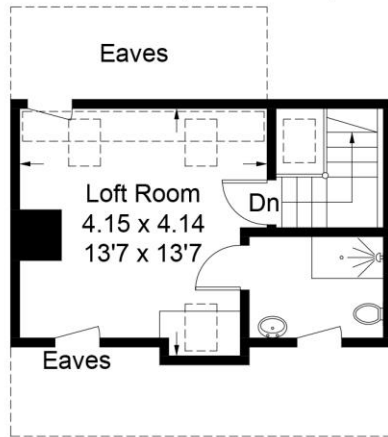
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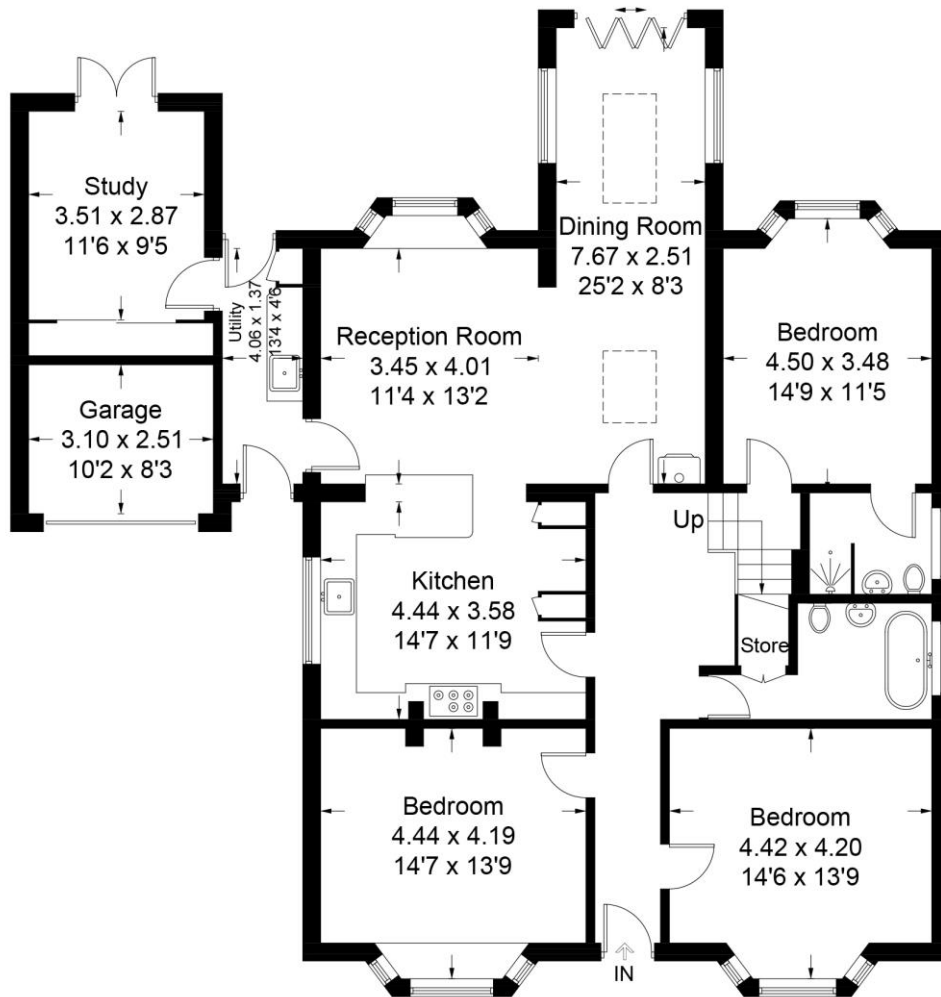
# Well Cottage, Manor Road, SO32



Approximate Gross Internal Area = 174.6 sq m / 1879 sq ft  
Garage = 7.7 sq m / 83 sq ft  
Total = 182.3 sq m / 1962 sq ft



## First Floor



## Ground Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.

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